

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com

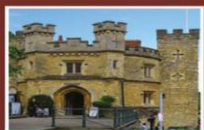


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&
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e s t a t e a g e n t s

Kestrel Way, Buckingham, MK18 7HJ

Asking Price £460,000 Freehold

Located on the popular Badgers development a four bedroom detached family home which is within walking distance and catchment for Bourton Meadow Academy and both Buckingham Secondary and Royal Latin Grammar Schools. This lovely family home benefits further from re-fitted cloakroom, en-suite shower room and family bathroom and professionally landscaped rear garden. Accommodation comprises: hallway, ground floor cloakroom, sitting room, dining room, kitchen with walk in pantry and a separate utility room. The first floor landing provides access to the master bedroom, with built in wardrobe and re-fitted en-suite, three further bedrooms and the re-fitted family bathroom. There is a driveway to the side leading to the tandem integral garage, the rear gardens have been landscaped to provide, lawn, seating and entertaining areas. EPC rating C. Council tax band E.



Entrance

Upvc double glazed door to entrance hall.

Entrance Hall

Half panelling to walls, radiator, stairs rising to first floor, built in touch and close cloaks cupboard and shoe racks, separate cloaks cupboard, wood laminate flooring.

Cloakroom

Refitted white suite of pedestal wash hand basin, low level wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect, ceramic tiled floor.

Sitting Room

13' 10" X 13' 9" (4.22m X 4.20m)

Two Upvc double glazed windows to front aspect, two radiators, wooden flooring, feature fireplace with gas fire as fitted, dado rail, four wall light points, open through to dining room.

Dining Room

11' 5" X 10' 5" (3.49m X 3.19m)

Wooden flooring, Upvc double glazed French doors to patio and rear garden, radiator.

Kitchen/Breakfast Room

11' 3" X 10' 5" (3.44m X 3.19m)

Fitted to comprise inset one and a quarter single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, space for range cooker, space for American style fridge freezer, walk in pantry/larder, integrated dishwasher, Upvc double window to rear aspect, radiator, tiled flooring, door to integral single garage.

Utility Room

7' 7" X 5' 9" (2.32m X 1.77m)

Fitted to include stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window and door to rear garden, ceramic tiled floor.

First Floor Landing

Half feature panelling to wall.

Bedroom One

13' 0" X 8' 10" (3.98m X 2.71m)

Two Upvc double glazed windows to front aspect, built in wardrobe with sliding door, radiator, door to en-suite.

En-Suite

Refitted, fully tiled shower cubicle with shower as fitted, low level wc, wash hand basin, ladder towel rail, Upvc double glazed window to side aspect, tiled flooring.

Bedroom Two

11' 10" X 8' 0" (3.63m X 2.44m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

9' 1" X 8' 0" (2.77m X 2.44m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

11' 11" X 7' 10" (3.65m X 2.39m)

Upvc double glazed window to front aspect, radiator, built in storage cupboard.

Family Bathroom

6' 0" X 4' 10" (1.83m X 1.49m)

Refitted white suite of panel bath, glazed shower screen, wash hand basin with storage cupboard under, low level wc, concealed cistern, feature ceramic tiling to walls and floor, Upvc double glazed window to side aspect, ladder towel rail, inset down lighters.

Front Garden

Open plan front garden, laid to lawn, pathway to property entrance, driveway providing off road parking and leading to integral single garage.

Rear Garden

Landscaped rear garden which is laid to patio with raised flower and shrub borders, laid to lawn, steps down to further large paved patio, outside light, outside tap, outside power, gated side access.

Garage

24' 0" X 7' 11" (7.34m X 2.42m)

Integral, length and a half garage with up and over door, light and power connected, door to kitchen, door to utility room, eaves storage.

Please Note

EPC Rating: C Council Tax Band: E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on

Mortgage Advice

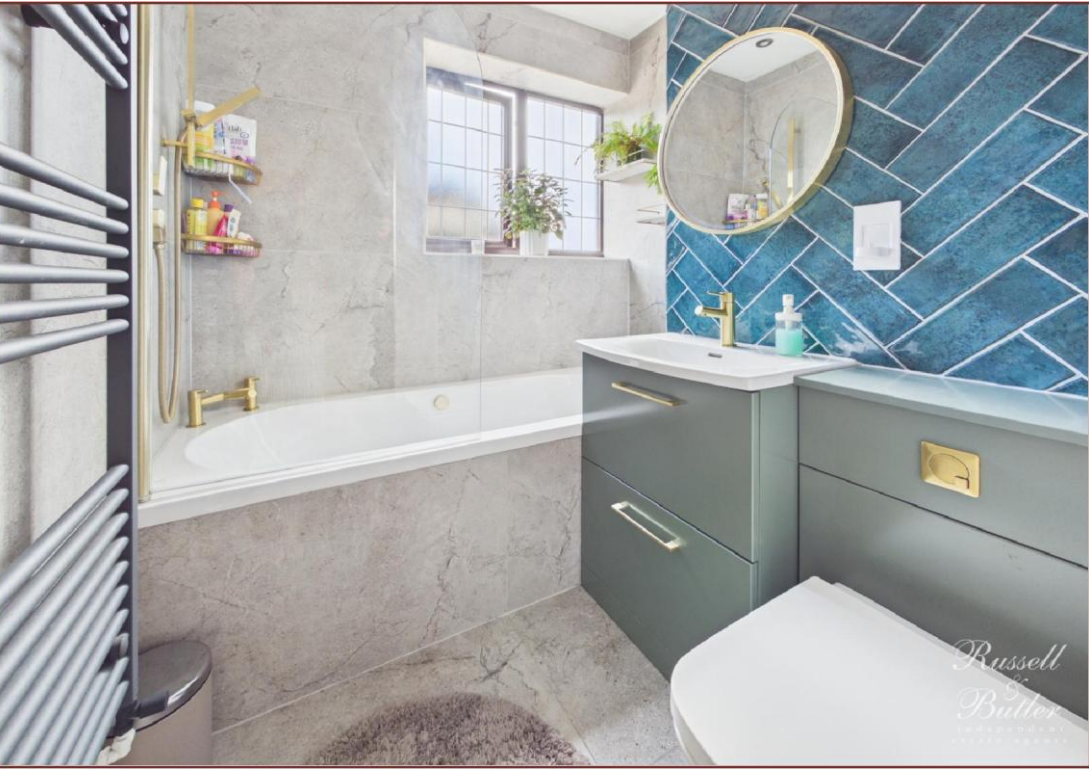
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.







*Russell
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independent
estate agents





Russell
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Independent
Estate Agents



Floor 0

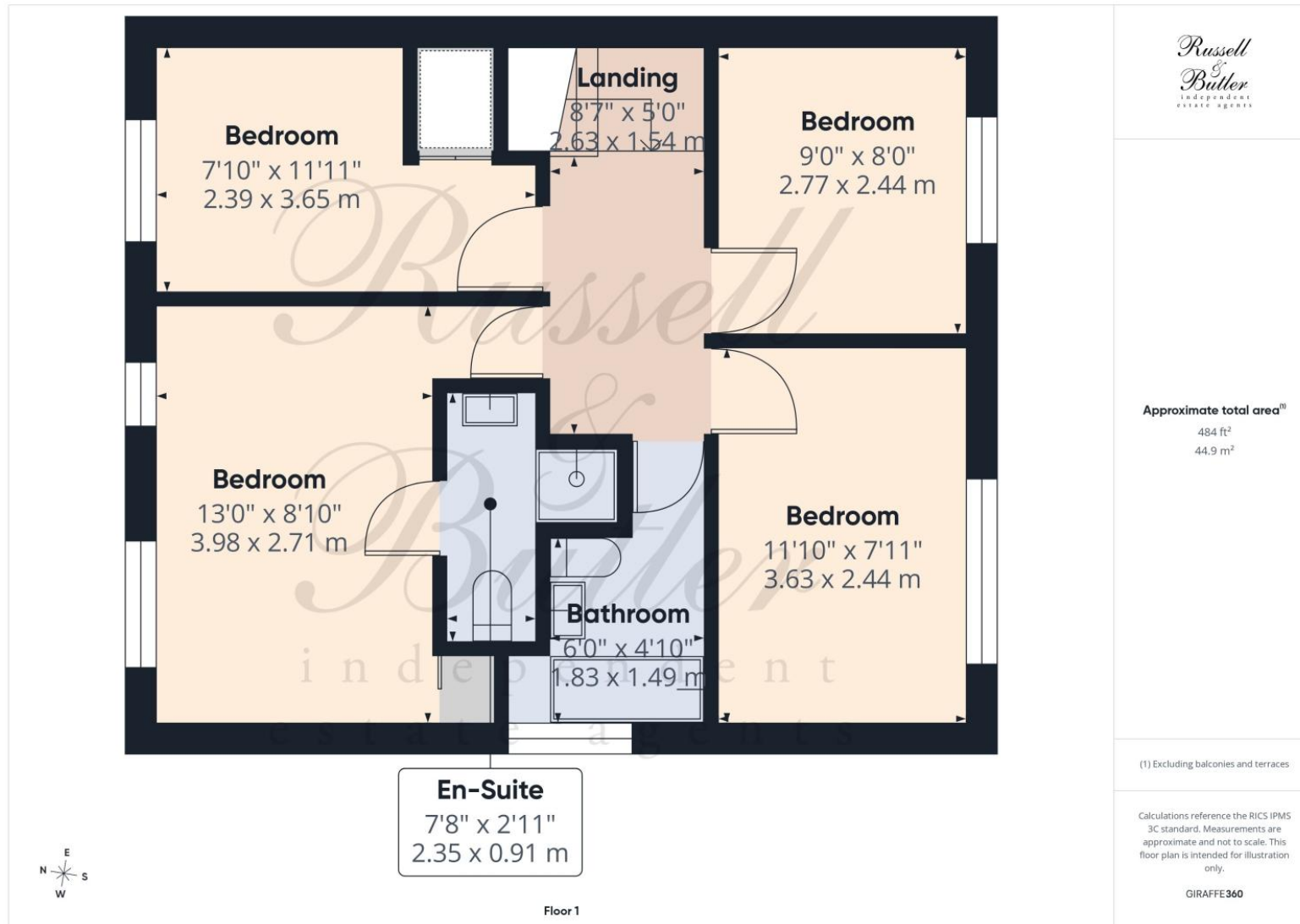
Approximate total area⁽¹⁾

788 ft²
73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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